

Site Address:	Bayith Rest Home, 18-20 Bevan Road, Waterlooville, PO8 9QH		
Proposal:	Temporary repositioning of conservatory to the rear when phase 1 of (APP/17/0119) is carried out.		
Application No:	APP/20/00503	Expiry Date:	31/08/2020
Applicant:	Bayith Rest Home		
Agent:	Mr D J Boddy	Case Officer:	Bee Crawford
	The Project Support Practice		
Ward:	Cowplain		

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)
- DM7 (Elderly and Specialist Housing Provision)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

- E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

The exact position of the public foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 150 mm diameter gravity foul sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Officer comment: Informative recommended

Environment Agency

No comment.

Portsmouth Water Company

Thank you for consulting Portsmouth Water on this application, we have no adverse comments from a groundwater quality protection perspective.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact upon the street scene
- (iii) Impact upon residential amenity
- (iv) Developer contributions

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The Bayith Rest Home has been in operation in excess of 30 years and currently provides care for elderly persons. Policy DM7 of the Local Plan, advises that there should be sufficient amenity space for residents, space for servicing and car parking and limit impacts such as noise disturbance on neighbours.

7.3 The proposal is for the temporary repositioning of the existing rear conservatory, whilst Phase 1 of planning permission APP/17/01193 is carried out. As a consequence of Covid19 the works granted under APP/17/01193 are to be phased and in order to temporarily provide internal facilities for the residents, the existing conservatory is to be reused and relocated prior to the commencement of Phase 2 of the development.

(ii) Appropriateness of design and impact upon the street scene

7.4 The proposal to reposition the existing rear conservatory whilst Phase 1 of the

development granted under APP/17/01193 is carried out would only involve minor works, relocating it 0.5 metres towards the western boundary of the building and would not be visible from the street scene. The conservatory would be reconstructed with no elevational changes or increase in footprint.

- 7.5 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and the street scene and is considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.6 The impact on residential amenity of the overall scheme was considered in detail under APP/17/01193. Given the amount of works associated with this current application, it is judged there would be no additional impact on residential amenity. The conservatory will be removed following the completion of Phase 1 of the scheme and prior to the commencement of Phase 2. A condition is recommended to reflect this.

(iv) Developer contributions

- 7.7 Care homes are exempt from CIL requirements as set out in HBC Developer Contributions Guide. With regard to SRMP obligations, given the nature of accommodation provided, in this instance it is considered that a contribution towards the SRMP is not required.
- 7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The application is considered to be acceptable and is recommended for temporary approval with conditions, to be removed following the completion of Phase 1.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/20/00503 subject to the following conditions

- 1 This permission shall be for a limited period only, expiring when Phase 1 of planning permission APP/17/01193 has been completed. The conservatory shall be permanently removed from the site subsequent to the commencement of Phase 2 of planning permission APP/17/01193 unless otherwise agreed in writing by the Local Planning Authority.
Reason: - To ensure the provision of a satisfactory development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Proposed block plan

Drg no.06/20/BRH 1 Existing ground and first floor plans

Drg no.06/20/BRH 2 Existing front and rear elevations plan

Drg no.06/20/BRH 3 Existing side elevations plan

Drg no.06/20/BRH 4 Originally approved ground floor under APP/17/01193

Drg no.06/20/BRH 5R Proposed ground floor for phase 1 of APP/17/01193 and temporary conservatory

Drg no.06/20/BRH 6R Phase 1 front elevation and temporary rear elevation plan

Drg no.06/20/BRH 7R Phase 1 side elevations with temporary conservatory

Accompanying statement dated June 2020

Reason: - To ensure provision of a satisfactory development.